

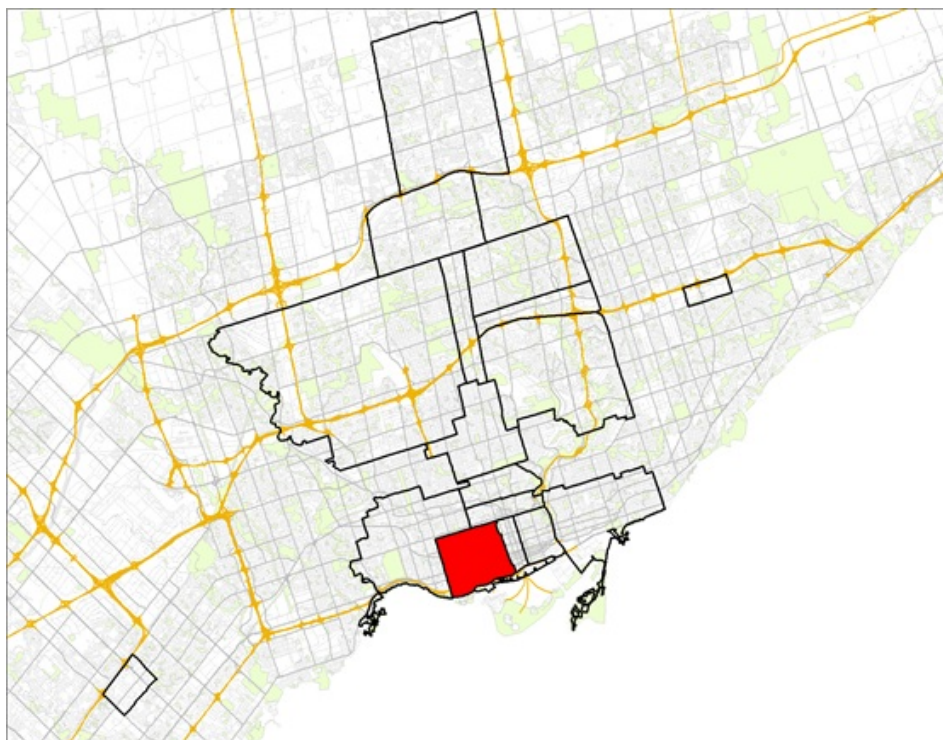


Greater Toronto Area
Downtown West

New Homes High Rise Submarket Report
Data as of April 2023



Downtown West Submarket Report - April 2023



Downtown West		GTA
Distinct count of Site Name	23	359
No. of Units	8,408	93,231
Total Sales	7,590	79,643
Act Inv	818	13,588
Avg. wt. \$/sf	\$1,786	\$1,425
Avg. Project \$/SF	\$1,620	\$1,300
Avg. SF	1,019	820
Avg. \$	\$1,820,483	\$1,168,483
Current Month Sales (incl. active & sold out)	98	1,327

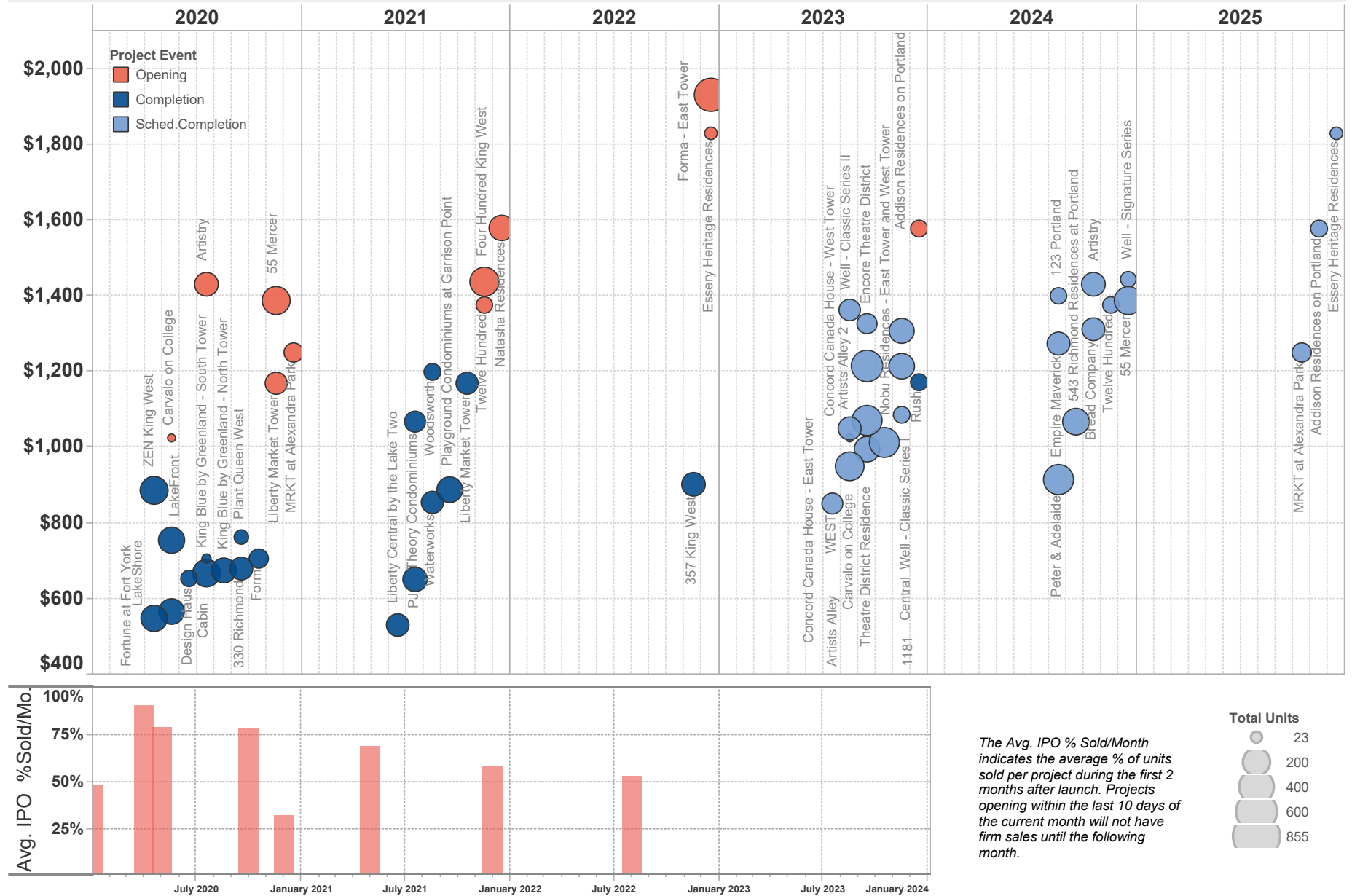
Development Applications		
Downtown West		City of Toronto
Count of Address	52	765
Total Units	17,137	424,430
Min. Density	0.0	0.0
Max. Density	33.9	61.9
Avg. Density	12.6	7.9

Submarket - Months of Inventory *(calculated using current rem. inv. and last 12 month sales)*



Downtown West Submarket Report - April 2023

Recent Project Openings, Completions & Scheduled Completions



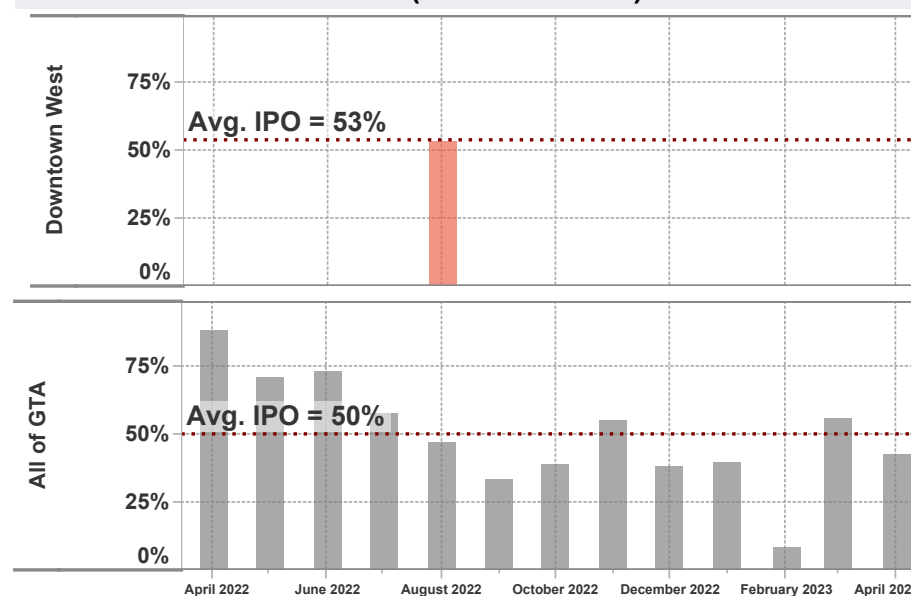
Downtown West Submarket Report - April 2023

Project Data by Unit Type

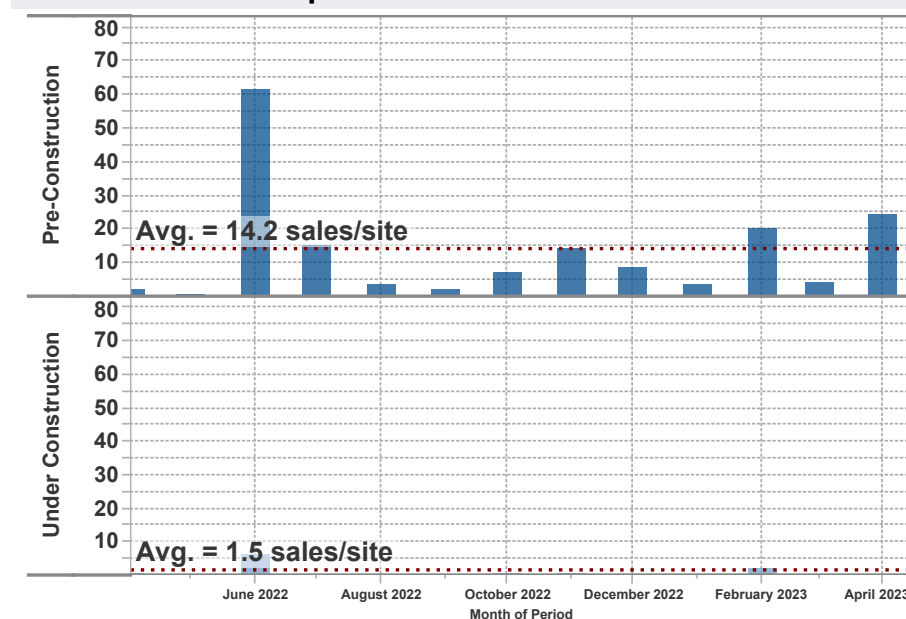
Unit Type	No. of Units	Current Month Sales	Total Sales	Act Inv
Studio	667	9	619	48
1 Bedroom	2,299	30	2,224	75
1 Bedroom + Den	1,716	11	1,607	109
2 Bedroom	2,243	41	2,075	168
2 Bedroom + Den	391	0	290	101
3 Bedroom & Up	1,019	7	743	276
Penthouse	53	0	28	25
Other	20	0	4	16

Avg. wt. \$/sf	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$2,021	339	543	\$589,990	\$913,900
\$1,913	415	742	\$645,000	\$1,229,990
\$1,774	505	786	\$862,900	\$1,497,900
\$1,832	600	2,489	\$982,900	\$3,625,000
\$1,655	763	2,378	\$1,200,900	\$3,550,000
\$1,735	830	2,622	\$1,229,900	\$4,349,990
\$2,307	603	4,264	\$1,200,000	\$15,125,000
\$1,283	836	1,829	\$1,070,000	\$2,450,000

IPO Launch Performance (first 2 months)

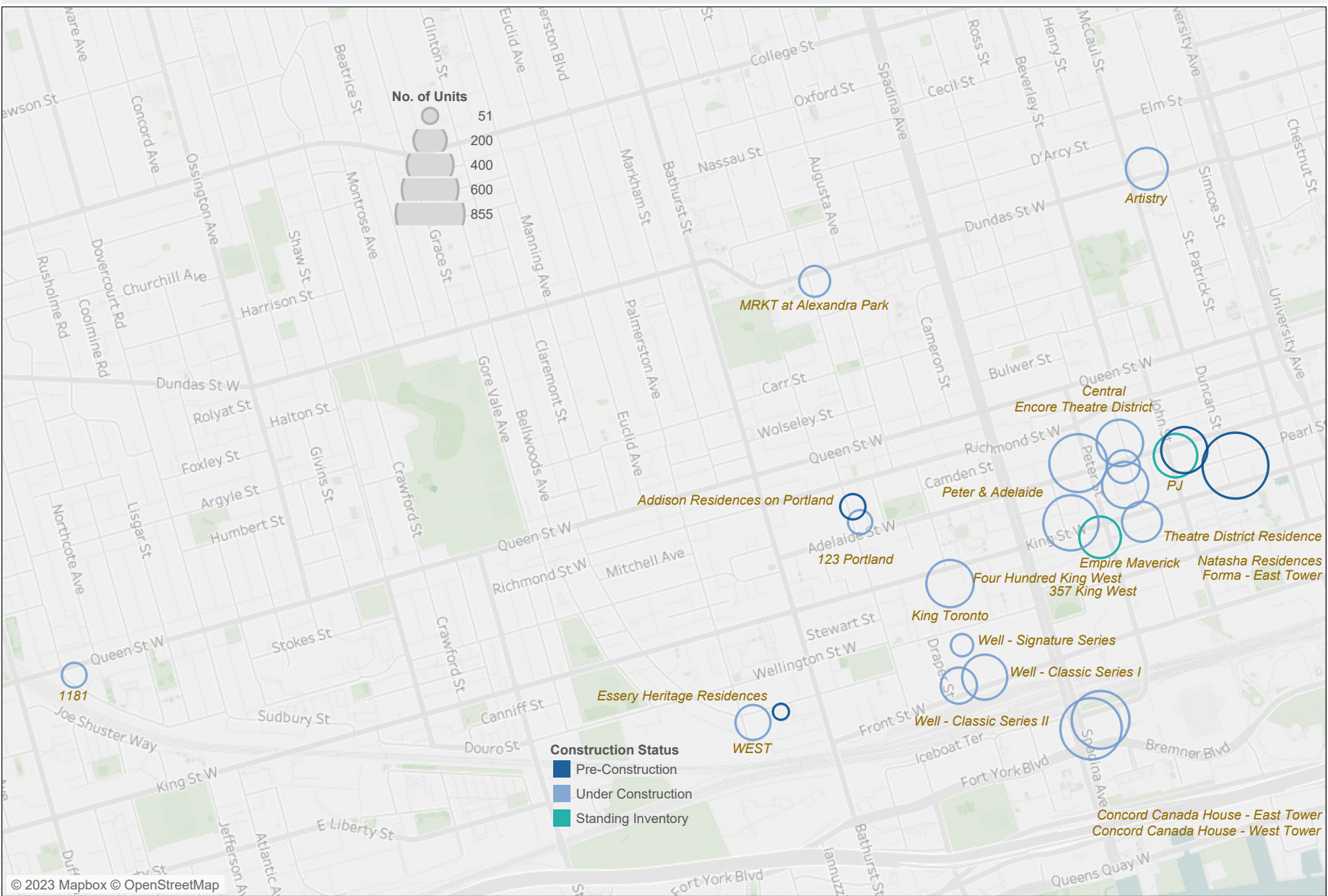


Post Launch Absorption: Downtown West



Downtown West Submarket Report - April 2023

Current Active Projects



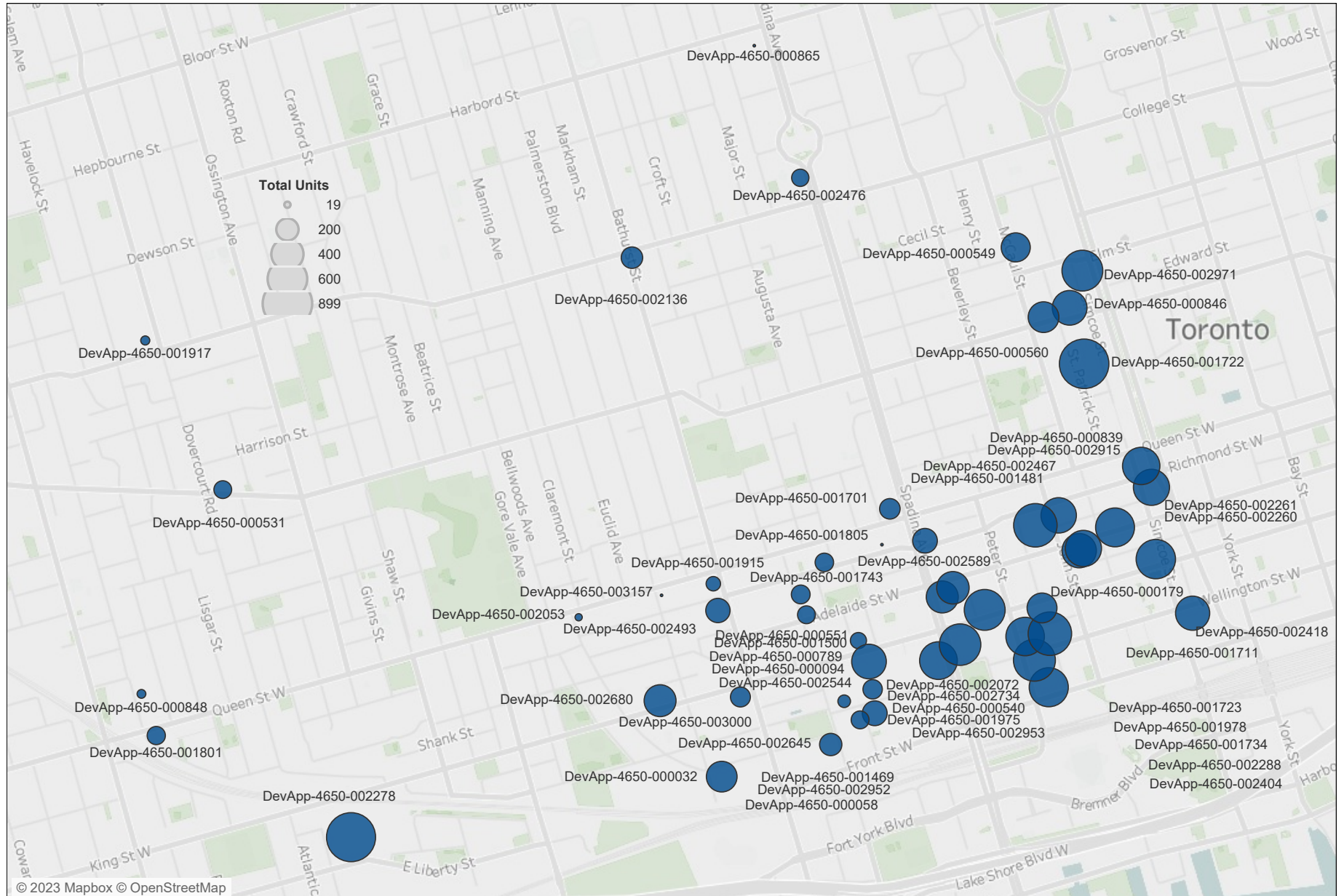
Downtown West Submarket Report - April 2023

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Act Inv	No. of Units	Min. Original \$/SF	Avg. Current Price Per Sq Fo..
123 Portland - Minto Developments	Apartment	April 2024	0	0	9	116	\$1,400	\$1,580
357 King West - Great Gulf	Apartment	August 2022	0	0	19	340	\$902	\$1,439
1181 - SKALE	Apartment	May 2023	0	0	5	121	\$1,086	\$1,257
Addison Residences on Portland - ADI Development Group	Apartment	October 2025	91	91	35	126	\$1,578	\$1,568
Artistry - Tribute Communities and Greybrook Realty Partners	Apartment	May 2024	0	0	1	346	\$1,431	\$1,917
Central - Concord Adex	Apartment	May 2023	0	1	42	426	\$1,214	\$1,766
Concord Canada House - East Tower - Concord Adex	Apartment	November 2023	0	1	100	657	\$1,071	\$1,938
Concord Canada House - West Tower - Concord Adex	Apartment	November 2023	0	0	102	740	\$1,215	\$1,934
Empire Maverick - Empire	Apartment	April 2024	0	0	0	315	\$1,274	\$1,472
Encore Theatre District - Plaza	Apartment	November 2023	0	0	11	214	\$1,327	\$1,581
Essery Heritage Residences - Aspen Ridge Homes	Apartment	May 2025	0	1	39	51	\$1,829	\$1,843
Forma - East Tower - Great Gulf and DREAM and Westdale ..	Apartment	February 2028	6	89	166	855	\$1,931	\$1,959
Four Hundred King West - Plaza	Apartment	May 2026	0	0	9	601	\$1,437	\$1,511
King Toronto - Westbank Projects Corp.	Apartment	September 2024	0	25	35	441	\$0	\$2,393
MRKT at Alexandra Park - Tridel	Apartment	June 2025	1	4	21	188	\$1,250	\$1,241
Natasha Residences - Lanterra Developments	Apartment	December 2026	0	0	118	420	\$1,579	\$1,807
Peter & Adelaide - Graywood Developments	Apartment	April 2024	0	1	5	659	\$915	\$1,477
PJ - Pinnacle International	Apartment	August 2021	0	0	26	373	\$652	\$1,503
Theatre District Residence - Plaza	Apartment	November 2023	0	0	1	422	\$995	\$1,752
Well - Classic Series I - Tridel	Apartment	May 2023	0	0	17	400	\$1,308	\$1,427
Well - Classic Series II - Tridel	Apartment	June 2023	0	0	16	258	\$1,363	\$1,411
Well - Signature Series - Tridel	Apartment	January 2024	0	0	41	98	\$1,444	\$1,474
WEST - Aspen Ridge Homes	Apartment	September 2023	0	0	0	241	\$852	\$1,019

Downtown West Submarket Report - April 2023

Current Development Applications



Downtown West Submarket Report - April 2023

Current Development Application List

inventorynumber	Address	Min. Density	Total Units
DevApp-4650-000032	89 - 109 Niagara Street	4.5	345
DevApp-4650-000058	485 - 489 Wellington Street West	7.8	117
DevApp-4650-000094	485-539 King Street West	0.0	440
DevApp-4650-000179	150-158 Pearl Street; 15 Duncan Street	20.7	482
DevApp-4650-000531	1200 Dundas Street West	2.5	115
DevApp-4650-000540	400 - 420 King Street West	16.7	612
DevApp-4650-000549	193 - 197 McCaul Street	2.5	309
DevApp-4650-000551	135 - 143 Portland Street	10.5	129
DevApp-4650-000560	292 Dundas Street West; 129 - 131 McCaul Street; 170 St. Patrick Street	2.5	346
DevApp-4650-000789	544 King Street West	7.2	95
DevApp-4650-000839	250 University Avenue	12.0	512
DevApp-4650-000846	250 Dundas Street West	4.0	441
DevApp-4650-000848	31 Gladstone Avenue	3.1	28
DevApp-4650-000865	630 Spadina Avenue	1.0	
DevApp-4650-001469	462 Wellington Street West	9.6	137
DevApp-4650-001481	126 John Street	10.8	693
DevApp-4650-001500	502 Adelaide Street West	10.5	116
DevApp-4650-001701	170 Spadina Avenue	7.1	154
DevApp-4650-001711	145 Wellington Street West	31.6	428
DevApp-4650-001722	234 Simcoe Street	9.9	899
DevApp-4650-001723	327 King Street West	19.6	327
DevApp-4650-001734	15 Mercer Street	24.9	694
DevApp-4650-001743	520 Richmond Street West	10.8	125
DevApp-4650-001801	1181 Queen Street West	3.0	121
DevApp-4650-001805	452 Richmond Street West		
DevApp-4650-001915	655 Queen Street West	6.6	76
DevApp-4650-001917	466 Dovercourt Road	4.4	30
DevApp-4650-001975	401-409 King Street West	21.2	631
DevApp-4650-001978	99 Blue Jays Way	23.4	543
DevApp-4650-002053	835 Queen Street West	4.7	19
DevApp-4650-002072	355 Adelaide Street West	25.8	387
DevApp-4650-002136	419 College Street	6.6	169
DevApp-4650-002260	212 King Street West	29.2	569
DevApp-4650-002261	240 Adelaide Street West	30.5	554
DevApp-4650-002278	61 Hanna Avenue	6.8	882
DevApp-4650-002288	277 Wellington Street West	33.9	645
DevApp-4650-002404	320 Front Street West	12.2	560
DevApp-4650-002418	263 Adelaide Street West	22.2	432
DevApp-4650-002467	241 Richmond Street West	19.0	459
DevApp-4650-002476	502 Spadina Avenue	5.7	109
DevApp-4650-002493	164 Bathurst Street	7.6	216
DevApp-4650-002544	504 Wellington Street West	8.1	58
DevApp-4650-002589	147 Spadina Avenue	18.4	223
DevApp-4650-002645	18 Portland Street	12.5	182
DevApp-4650-002680	778 King Street West	11.7	373
DevApp-4650-002734	101 Spadina Avenue	24.0	375
DevApp-4650-002915	200 University Avenue	27.7	478
DevApp-4650-002952	467 Wellington Street West	10.5	225
DevApp-4650-002953	46 Spadina Avenue	10.4	521
DevApp-4650-002971	522 University Avenue	24.4	611
DevApp-4650-003000	675 King Street West	10.2	145
DevApp-4650-003157	723 Queen Street West	2.8	

Downtown West Submarket Report - April 2023

Monthly Sales			Current GTA Active Projects					Dev. Apps.
Sub Market	Current Month Sales	Distinct count of Sit..	Total Sales	Act Inv	Avg. wt. \$/sf	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	185	17	4,613	319	\$2,523	1,314	\$3,315,568	17,365
Central Waterfront	0	8	3,995	478	\$1,709	1,135	\$1,939,854	12,588
Don Mills - York Mills	2	14	3,845	102	\$1,151	1,172	\$1,348,276	26,740
Downtown Core	26	8	4,781	584	\$1,931	777	\$1,501,646	30,497
Downtown East	18	19	5,829	1,397	\$1,489	693	\$1,032,395	23,178
Downtown West	98	23	7,590	818	\$1,786	1,019	\$1,820,483	17,137
Etobicoke Waterfront	0	1	541	24	\$1,647	811	\$1,335,378	9,281
Highway7 - Yonge	2	5	1,298	35	\$1,112	1,144	\$1,272,940	23,308
Mississauga City Centre	2	8	3,963	107	\$1,214	762	\$925,620	20,807
North Toronto	32	18	3,519	332	\$1,561	976	\$1,524,340	238
North Yonge Corridor	123	8	2,524	701	\$1,557	659	\$1,026,398	32,887
North York East	0	1	497	0	.	.	.	129,027
North York West	28	9	989	407	\$1,362	946	\$1,288,166	20,375
Not Applicable	741	165	26,309	6,636	\$1,179	770	\$907,825	14,778
Scarborough City Centre								12,760
Sheppard Corridor	36	12	2,592	291	\$1,420	828	\$1,175,431	29,036
Thornhill	0	2	410	29	\$1,367	1,700	\$2,323,017	4,428
Toronto East	8	10	1,433	378	\$1,266	700	\$885,707	
Toronto West	23	24	4,048	696	\$1,341	827	\$1,109,292	
Yonge - St. Clair	3	7	867	254	\$1,937	982	\$1,902,086	

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